



David B. Cohen
Mayor

CITY OF NEWTON, MASSACHUSETTS

City Hall
1000 Commonwealth Avenue
Newton, MA 02459-1449
Telephone: (617) 796-1060
Fax: (617) 796-1086
www.ci.newton.ma.us

ZONING BOARD OF APPEALS

Sherri Boivin, Board Secretary

Hearings will be held with the Newton Zoning Board of Appeals in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts, Tuesday, 22 March 2005 at 5:30 PM on the following petitions:

- #1-05** from Todd A. Brisky and Cynthia J. Addison, 35 Madison Avenue, Newton, requesting a .07 variance from the Floor Area Ratio requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One for a newly constructed two story addition, resulting in a Floor Area Ratio of .47. **(Maximum Floor Area Ratio for old lots created prior to December 7, 1953 is .4.)** The property is located in a Multi Residence 1 District.
- #2-05** from Stacy M. Debroff and Ronald D. Remy, 440 Beacon Street, Newton, requesting a 3.0 foot variance from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One to legalize the house, resulting in a side yard setback of 17.0 feet. Petitioners also request a 3.0 foot variance to construct a second floor addition over that portion of the house which extends into the side yard setback. **(Required side yard setback for new lots created after December 7, 1953 is 20 feet.)** The property is located in a Single Residence 1 District.
- #3-05** from Heni Koenigsberg, 204 Highland Avenue, Newton, requesting a 4.3 foot variance from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One to construct a pool, resulting in a side yard setback of 15.7 feet. **(Required side yard setback for new lots created after December 7, 1953 is 20 feet.)** The petitioner also requests an 8.1 foot variance from the rear yard setback requirements, resulting in a rear yard setback of 16.9 feet. **(Required rear yard setback for new lots created after December 7, 1953 is 25 feet.)** The property is located in a Single Residence 1 District.
- #4-05** from Citizens for Affordable Housing in Newton Development Organization, Inc., d/b/a "CAN-DO", 1075 Washington Street, West Newton, requesting a comprehensive permit under Massachusetts General Laws Chapter 40B, secs. 21-23, for properties located at 1093 and 1101 Chestnut Street, Newton. Petitioner proposes to create a six-unit condominium development with two freestanding single-family houses fronting on the street, and two freestanding buildings to the rear, each containing two dwelling units. Three of the six dwelling units will be affordable units. The property is located in a Multi Residence 1 District.

Newton Tab
2 & 9 March 2005

Sherri Boivin
Board Secretary